

# Hill Farm Road, Long Stratton, Norwich, NR15 2WA

£200,000-£210,000

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The accommodation offers well-proportioned rooms throughout. A stylish Wren kitchen, installed in 2020, adds both practicality and a contemporary touch to the home. A lounge/diner provides a pleasing living space whilst the charming conservatory links the attractive rear garden. On the first floor are two well-proportioned double bedrooms, with the principal bedroom featuring a triple built-in wardrobe along with bespoke storage. A shower room completes the accommodation. Positioned at the rear boundary is a bespoke garden room, complete with power and lighting. The rear garden has been carefully landscaped with ease of maintenance in mind. It is fully enclosed by panel fencing, offering a good degree of privacy and security, and includes a rear gate providing direct access to the en-bloc garage and off-road parking area.

## Key Features

- Price Guide £200,000 to £210,000
- Bespoke garden room with electrics
- En-bloc garage with electrics
- Private courtyard with parking x 2 cars
- Fitted furniture to main bedroom
- Conservatory and enclosed rear garden
- Council Tax Band B
- Heating - gas ch Drainage - mains
- EPC rating C
- Freehold

